

To: [REDACTED]  
[REDACTED]  
[REDACTED]

Job address: [REDACTED] Richmond

Report for the illegal installation of a gas heater at the above address.

Plumbing by Tim was called to the above address to fix a gas oven. Whilst we were there the tenants ask about the gas space heater. The heater was turning itself off after a short run time on high and also the wall behind the heater was getting very warm when the heater was operating.

We tested the heater for Carbon Monoxide leakage, our tester recorded a high reading for a short run time. We found that the heater has been illegally installed and does not comply with the current gas installations.

The flue gases from the heater run up the cavity of the block work then goes into an old asbestos flue out though the roof. The flue gases also are coming out all around the heater, if there was a sealed flue this issue would not happen. Even an approved steel twin skin flue is not able to be ran though the fire wall.

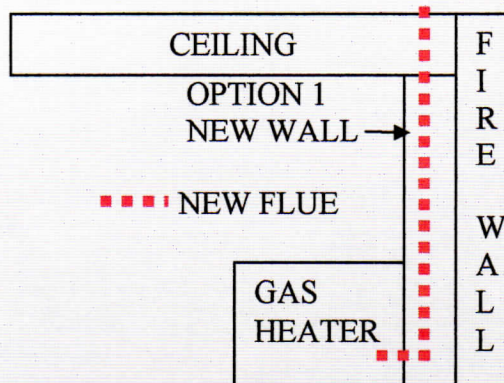
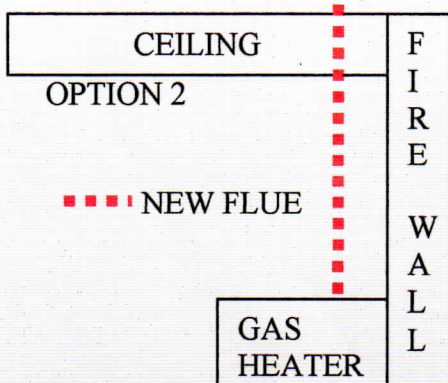
We have disconnected the heater; also a compliance form has been issued for the disconnection.

Plumbing by Tim recommends 2 possible options.

1. Keep the current heater. Build a new wall same size as the heater. Inside this wall will be the new Steel twin skin flue. The new wall can be plastered and painted, this wall would be separate to the fire wall so it would not change any of the fire ratings. The flue would enter the roof space then head up and exit though the roof above the tiles.
2. Purchase a new heater with an exposed flue, similar to above, the flue would run up in front of the fire wall (exposed), then head up and exit though the roof above the tiles.

I have left this problem with Ian to discuss with the body corporate. I believe it's up to them to fix the dangerous heater install.

If you have any further questions, please contact me on 0400063625.



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